

# GARDNERVILLE TOWN BOARD

## FINAL AGENDA

**November 2, 2004**

The **Regular** meeting of the Gardnerville Town Board will be held on **Tuesday, November 2, 2004**, in the Gardnerville Town Hall, 1407 Highway 395 North, Gardnerville, Nevada 89410, beginning at **4:30 p.m.** Copies of the agenda are posted at the following locations prior to the meeting day: Gardnerville Administrative Office, Gardnerville Post Office, Raley's Market, and Scolari's Market, Gardnerville, Douglas County, Nevada and on the website <http://town.gardnerville.nv.us>. **ALL AGENDA ITEMS ARE DISCUSSION AND POSSIBLE ACTION ITEMS UNLESS OTHERWISE NOTED.**

**NOTICE TO PERSONS WITH DISABILITIES:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Gardnerville Town Office in writing at the Town of Gardnerville Administrative Offices, 1407 Highway 395, Gardnerville NV 89410, or by calling (775) 782-7134 at least 24 hours in advance.

**NOTICE RE: NRS 237:** The Gardnerville Town Board has adopted a Standard Policy No. 7, which contains a motion regarding Business Impact Statements. When the Town Board approves its agenda, it also approves a motion which includes ratification of staff action taken pursuant to NRS 237-030 et seq. with respect to items on this evenings agenda, and determines that each Rule which is on tonight's agenda for which a BIS has been prepared does impose a direct and significant economic burden on a business or directly restricts the formation, operation or expansion of a business, and each Rule which is on tonight's agenda for which a BIS has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.

Every attempt will be made to follow the above schedule. However, actual times may vary due to the amount of discussion to be covered. The Board reserves the right to take items in any order to accomplish business in the most efficient manner.

- **Call to Order – Pledge of Allegiance-Jerry Smith**
- **Approval of the Agenda**
- **Approval of Previous Minutes-September 7, 2004 Regular Board Meeting**
- **Discuss Good News in Gardnerville**
- **Public Comment on Any Item Not on Tonight's Agenda-No Board Action**

1. Discussion and possible action on a presentation from Councilman Mike Pacini of Boulder City, Nevada, and Immediate Past President of the Nevada League of Cities and Municipalities, and David Fraiser, Executive Director of the Nevada League of Cities and Municipalities, regarding Town Board Member Tom Cook's selection as the "Public Official of the Year" (approx 15 minutes).

## **CONSENT CALENDAR**

Consent items may be pulled at the request of Board Members wishing to have an item or items further discussed. When items are pulled for discussion, they will be automatically placed at beginning of the Administrative Agenda. All items shall include discussion and possible action.

- **Motion to approve consent calendar.**

## **TOWN DEPARTMENTS**

2. Accept Health and Sanitation Monthly Report
3. Accept Public Works Monthly Report
4. Accept Parks Department Monthly Report
5. Recommend approval of a Douglas County Outdoor Festival Entertainment Event application for the Carson Valley Chamber of Commerce and Visitor's Authority for the annual Parade of Lights on US Highway 395 scheduled for December 4, 2004.

## **CORRESPONDENCE**

6. Correspondence received by Town-no action.

### **TOWN MANAGER**

7. Approve Claims for September and October 2004
8. Approve Town "General Improvement Standards" and revised "Standard Town Conditions of Approval" document.
9. Accept Town Manager's Monthly Report for October 2004.

### **TOWN ENGINEER**

10. Accept an update on Town projects

## **ADMINISTRATIVE AGENDA**

### **IF ANY ITEMS WERE PULLED FROM THE CONSENT CALENDAR, THOSE ITEMS WILL BE HEARD AT THIS POINT**

11. DISCUSSION AND POSSIBLE ACTION ON PD 04-008, A REQUEST TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY ZONE INCLUDING A TENTATIVE SUBDIVISION MAP DIVIDING 201.4 ACRES INTO 616 PARCELS AND 640 TOTAL UNITS WITHIN AN A-19 (AGRICULTURAL, 19-ACRE MINIMUM PARCEL SIZE) ZONING DISTRICT IN THE MINDEN PLANNING AREA, LOCATED AT 1178 ZEROLENE ROAD, APN'S 1320-33-001-001, 1320-33-001-002, 1320-29-000-006, AND 1320-29-000-008, PARK CATTLE COMPANY, APPLICANT. THE GARDNERVILLE TOWN BOARD WILL BE ADDRESSING THE PORTION OF THE PROPOSED PLANNED DEVELOPMENT GENERALLY LOCATED SOUTH OF ZEROLENE ROAD (APPROX 45 MINUTES).
12. DISCUSSION AND POSSIBLE ACTION ON DA 04-155, A REQUEST FOR A SPECIFIC PLAN FOR 226 ACRES (JACOBSEN RANCH) WITHIN AN A-19 (AGRICULTURAL, 19-ACRE MINIMUM PARCEL SIZE) ZONING DISTRICT IN THE GARDNERVILLE PLANNING AREA, LOCATED EAST OF HIGHWAY 395, SOUTH OF TOLER LANE, AND NORTHWEST OF VIRGINIA RANCH ROAD, APN'S 1220-03-000-022, 1220-03-000-023, AND 1220-03-000-024, SIERRA NEVADA SW ENTERPRISES, APPLICANT. THE PROPOSED SPECIFIC PLAN CONSIDERS THE DEVELOPMENT OF NO MORE THAN 1,020 DWELLING UNITS WITHIN SIX DISTINCT PLANNING AREAS INCLUDING 5,000 TO 8,000 SQUARE FOOT SINGLE FAMILY RESIDENTIAL LOTS, TOWNHOMES, AND MULTI-FAMILY RESIDENTIAL UNITS, A 10.5 ACRE SCHOOL SITE, COMMUNITY PARKS AND OPEN SPACES, COMMERCIAL AND SERVICE/INDUSTRIAL ZONED AREAS (APPROX 90 MINUTES).

### **TOWN ATTORNEY**

13. Accept Town Monthly Report of Activities (approx 5 minutes).
14. DISCUSSION AND POSSIBLE ACTION TO APPROVE A NEW LEASE WITH THE CARSON VALLEY ACTIVE 20/30 CLUB #85 FOR THE USE OF THE GARDNERVILLE BRANCH JAIL BUILDING THRU THE YEAR 2026, LOCATED AT 1440 COURTHOUSE STREET, APN 1320-33-402-014, TOWN OF GARDNERVILLE, OWNER. THE PROPOSED NEW LEASE REPLACES THE SUB-LEASE BETWEEN THE TOWN OF GARDNERVILLE AND THE CARSON VALLEY ACTIVE 20/30 CLUB #85 ENTERED INTO IN 1996 (APPROX 15 MINUTES).
15. DISCUSSION AND POSSIBLE ACTION TO TERMINATE THE 1976 COOPERATIVE AGREEMENT WITH DOUGLAS COUNTY AND THE TOWN FOR USING AND MAINTAINING THE OLD GARDNERVILLE JAIL FOR A PERIOD OF FIFTY (50) YEARS, AND FORMALLY REQUEST DOUGLAS COUNTY TO TAKE ACTION TO TERMINATE (APPROX 5 MINUTES).

**Next Regular Town Board Meeting December 7, 2004 (Board Chairman and Vice Chairman elections will be the final agenda item at this meeting).**

**Town Board and Staff Annual Family Christmas Party Friday, December 10. 5:30 pm at J&T's**